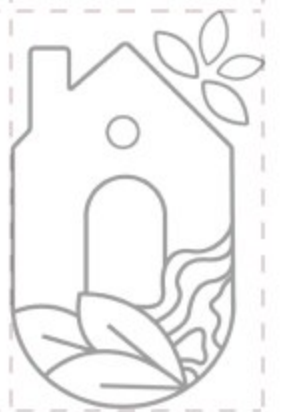


# ELEGANT TRANQUILITY





# ಸ್ಥಿರತೆ.

# ಸೌಕರ್ಯ.

# ಶಾಂತಿ.

( Stability . Comfort . Calm .)

## THE NEIGHBORHOOD

There's a charm in neighborhoods that don't chase attention. Places that simply move at a steady, honest pace.

**Raja Rajeshwari Nagar is one such corner.**

Here, mornings begin gently Sunlight filtering through old trees,  
Temple bells drifting in their own rhythm,  
and the streets carrying a familiar, unhurried calm.

Nothing is hurried here. Nothing is loud.  
Life finds balance on its own terms.

In the heart of this quiet confidence sits

## Elegant Tranquility

A project shaped to belong, not to impress

Every design decision is guided by a single intent to create spaces that feel grounded, reassuring, and naturally composed. An environment where architecture supports everyday living without noise.



**BENGALURU'S FIRST  
ISLAND  
APARTMENTS  
IN RR NAGAR.**

ಲೂರು.  
ಮನಸ್ಸು.  
ಮಾತು.

Stability . Comfort . Calm



**RR Nagar** holds onto the warmth of Bengaluru that many miss today. Evening walks drift unhurried between tree-lined roads, and the air often carries that **sumne iruvante** ease a feeling the city once had everywhere.

Here, life flows with a sensibility that feels familiar:

**'Greetings before names'**

Streets that stay lived-in but welcoming routines that haven't forgotten where they came from.

There's no spectacle, no performance.

**Just a neighborhood that grew with good sense, and kept its soul in the process.**



ಸಂಪ್ರದಾಯ.

ಸೌಭಾಗ್ಯ

ಸೌಕರ್ಯ.

( Tradition . Grace . Comfort )



# EVERYDAY LIFE

Nothing Ornamental.  
Nothing excessive.



Buildings sit with respectful distance, not as an aesthetic choice, but because life feels better with room.

Paths wander gently, green pockets soften edges, and the environment settles into a calm that feels lived-in, not arranged.

Light finds its way into hallways and living spaces with effortless ease. Air circulates naturally, breathing through the homes and corridors. Shade settles around trees, creating pockets of calm wherever people pause.



ಮರ.  
ಮಾತು.  
ಮೌನ.

Trees . Conversation . Quiet





# COMMUNITY SPACES

The landscape embraces simplicity



## Nothing ornamental. Nothing excessive.

Just outdoor spaces shaped by a respect for quiet.

Trees stand like old companions offering shade, presence, and memory. Lawns open up softly, becoming playgrounds for children and resting spots for the day.

Seating corners are placed where breezes linger.

Walking paths carry the rhythm of unhurried steps. Small pauses create small conversations.





AT THE HEART OF  
EVERYDAY LIFE.

Located right where life happens, with convenient access to workplace, education, entertainment, and travel.

2 mins from **Global Tech Park.**

3 mins from **Mysore highway.**

8 mins to **RR Nagar Metro Station.**

3 mins from **The Pattanagere  
Metro Station.**

2 mins from **all necessities.**

2 mins from the **Finest restaurants  
and pubs.**

10 mins from **Bangalore University  
Campus.**

5 mins **Rajarajeshwari Temple**

4 mins from **BGS & Sparsh  
Hospital**

# ದಿನಾಚಾರ್ಯ.

11 ●

ಸೌಖ್ಯ.  
ಸೌಮ್ಯ.

( Everyday . Comfort . Serenity )

## ARCHITECTURE & OPENNESS

A multipurpose hall ready for warm, simple celebrations that feel like home.

Children's spaces are open and intuitive more like parks than installations.

Walking paths follow natural routes, shaded and comfortable.

Nothing feels curated for effect.

Everything feels built for use. These are spaces that support life quietly, without demanding attention.

# 40+

12 ●

# INDOOR & OUTDOOR AMENITIES

The amenities reflect a calm understanding of how daily life works.

A pool meant for soft mornings and slow evenings.

A gym built for steady routines.

## Sports & Courts



Basketball Court



Pickleball Court



Badminton Court



Cricket Practice Net

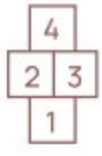


Basketball Court



Indoor Games

## Adventure & Play



Hop Scotch



Sand Pit



Climbing Wall



Swing Park



Children's Park / Installations



Skating Rink

## Wellness & Calm



Yoga



Meditation Zones



Reflexology Pathway



Elderly Zone



Walking Paths



Outdoor Gym

# Leisure & Social



Open Amphitheater



Pavilion



Pathway with Sculptures



Musical Garden



Pet Park



Mini Golf (Putt Golf)



Swimming Pool / Main Pool / Kids Pool

Multipurpose Halt  
Open Amphitheater  
Reflexology Pathway  
Yoga  
Mediation Zones  
Hop Scotch  
Pavilion  
Pathway with Sculptures



Put Golf  
Main Pool  
Kids Pool  
Skating Rink  
Swing Park  
Outdoor Gym



Basketball Court  
Pickleball Court  
Badminton Court  
Musical Garden  
Elderly Zone  
Sand Pit  
Climbing Wall



Indoor Games  
Swimming Pool  
Cricket Practice Net  
Pet Park



Children's space are open and intuitive, more like parks the installations. Walking paths follow natural routes, shaded and comfortable.



ARCHITECTURE & OPENNESS

**ಮನೆ.  
ಮೌನ.  
ಮನಸ್ಸಿನ ಶಾಂತಿ.**

(Home . Quiet . Peace of mind .)



Inside each home, the day takes on an easier rhythm,

Rooms flows naturally. Light arrives softly.  
Balconies extend moments without effort.

Corners fall into place with a sense of calm intention. Design choices stay humble focusing on comfort, clarity and ease every details supports living, not showcasing.



**INSIDE EACH HOME,  
THE DAY TAKES ON AN EASIER RHYTHM.**

Design choices stay humble — focusing on comfort, clarity, and ease.

# ಮನೆ ಹಾಗೆ ಇರುವ ಮನೆ...

15 ●

## a home that behaves like a home

Light enters softly through carefully positioned openings, creating a warm, comfortable atmosphere throughout the day. Materials, textures, and finishes are chosen to feel familiar and lasting supporting conversation, rest, and everyday moments without distraction.

Rooms flow naturally. Light arrives softly. Balconies extend moments without effort. Corners fall into place with a sense of calm intention.

Every detail supports living, not showcasing.



# AWARDS

Over the years, our work has been recognised across industry platforms for its consistency, design clarity, and commitment to quality. Each acknowledgement reflects an approach rooted in responsibility rather than scale.



Best Selling  
Project of the year



40 under 40  
By Realty+



Most innovative Luxury  
project of the year



Published as south India's  
most promising brand



CXO of  
the year



Notable Real Estate  
Developer of the year



Most Adorable  
Luxury project of the year



Best Residential  
project of the year



Lifetime  
achievement award



Lifetime Milestone  
Built with trust over years



ISO Certified  
CREDAI Member



50+ Projects Delivered  
Across RR Nagar & Bengaluru



# PROJECT HIGHLIGHTS

Recognized milestones shaped by purpose and precision.

Each achievement reflects thoughtful planning, lasting value, and a commitment to quality living.



Villa features with convenience of apartment



Awarded best Residential Project of the year



Recognized as Best Selling Project of the year



Only project in South Bengaluru with 24/7 3rd party quality



Thriving community of elite professions & Families



More than 70% price appreciation since launch



Every block launched was accepted and sold within months



Designed for families to live grow and celebrate life together



Last few premium units book before they're gone



60 ft roads planned across the entire community



Community for all ages children, youth and elders thriving together



Absolutely clear legal titles hassle free ownership



Developed by largest builder in RR Nagar with projects on every



100% Vastu compliant homes

# SPECIFICATION

Details that support living, not complicate it.

## STRUCTURE

Monolithic shear wall structure designed for seismic compliance

## TILES

AGL Brand – Vitrified / Double Charged



## BALCONY HANDRAILS

SS with glass – Zindal make (304 series)

## DOORS & FITTINGS

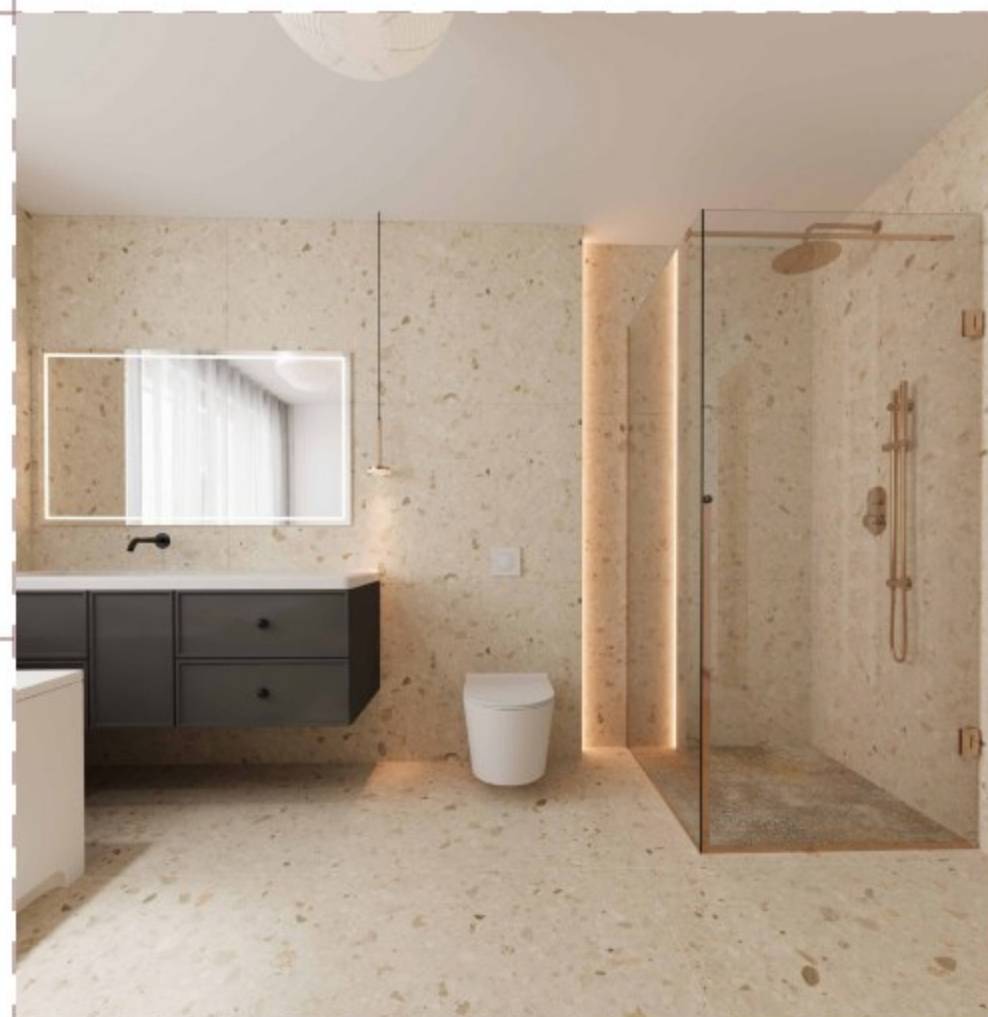
Doors: Sumai / Spacewood  
Door fittings: Godrej

## LIFT

Schindler

## GRANITE

Red Puerperi



## PLUMBING & SANITARY

Plumbing fixtures: Grohe  
Sanitary ware: American Standard  
CPVC/PVC Pipes: Astrol

## ELECTRICAL

Switches: IndoAsian / Shynora  
Wires: Anchor FRLS

## PAINTING

Texture paint: Surya Paints / Tufit  
Paint: Dulux – Premium Quality

# BRANDS ASSOCIATED : UNCOMPROMISING QUALITY

## TILES

AGL BRAND-VERIFIED- DOUBLE CHARGED



## SWITCHES

INDOASIAN-SHYNORA



## ELECTRIC WIRES

ANCHOR-FRLS WIRES



## DOORS

SUMAI-SPEACEWOOD



## DOORS FITTINGS

GODREJ



## PLUMBING FIXTURES

GROHE



## SANTARY FIXTURES

AMERICAN STANDARD



## CPVC & PVC PIPES

ASTROL



## LIFT

SCHINDLER



## TEXTURE PAINT

SURYA PAINTS-TUFIT



## PAINT

DULEX-PREMIUM QUALITY



# MASTER PLAN



- Security Cabin
- Pickle Ball Court
- Tot Lot / Sand Pit
- Climbing Wall
- Open Air Theatre with Pergola
- Multipurpose Court (Basketball + Tennis Court)
- Aroma Garden
- Pet Park with Equipments
- Relaxation Area – Feature Wall with Seating
- Cricket Practice Net
- Jogging Track
- Children's Play Area on EPDM
- Activity Wall
- Badminton Court
- Skating Rink
- Speed Digital Game
- Musical Garden
- Swing Park
- Reflexology Pathway
- Seating Space
- Senior Citizen Chit-Chat Zone

## PODIUM LEVEL AMENITIES

- Putt Putt Golf
- Tot Lot (2-3 Yrs Old)
- Main Pool
- Kids Pool
- Yoga / Meditation Area
- Hop Scotch
- Corridor Entrance with Pergola Above
- Pavilion with Seater
- Pathway with Sculpture Court
- Lawn with Seaters

## TERRACE LEVEL AMENITIES

- Terrace Amphitheater / Party / Café – with Projection Screen
- Multipurpose Hall
- Outdoor Gym
- Reflexology Pathway
- Yoga / Aerobics Zone
- Floral Garden – with Trellis
- Outdoor Library
- Outdoor Workstation
- Star Gazing Zone

UNIT TYPE

2BHK

FACING

EAST

22



BUILT UP AREA

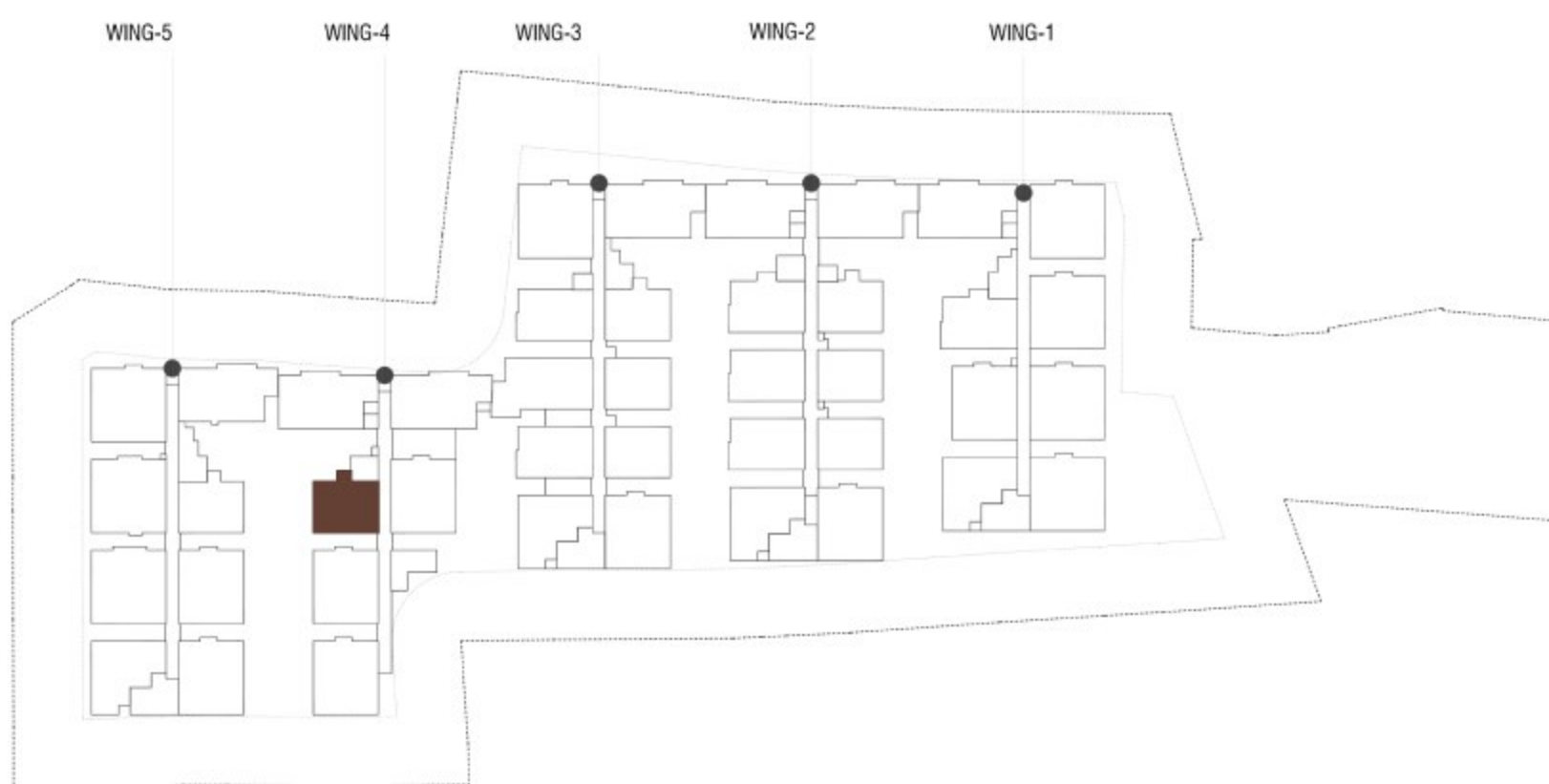
1018 SQ.FT

CARPET AREA

783 SQ.FT



## FLOOR PLAN



**UNIT TYPE**

2BHK

**FACING**

WEST

23 ●

**BUILT UP AREA**

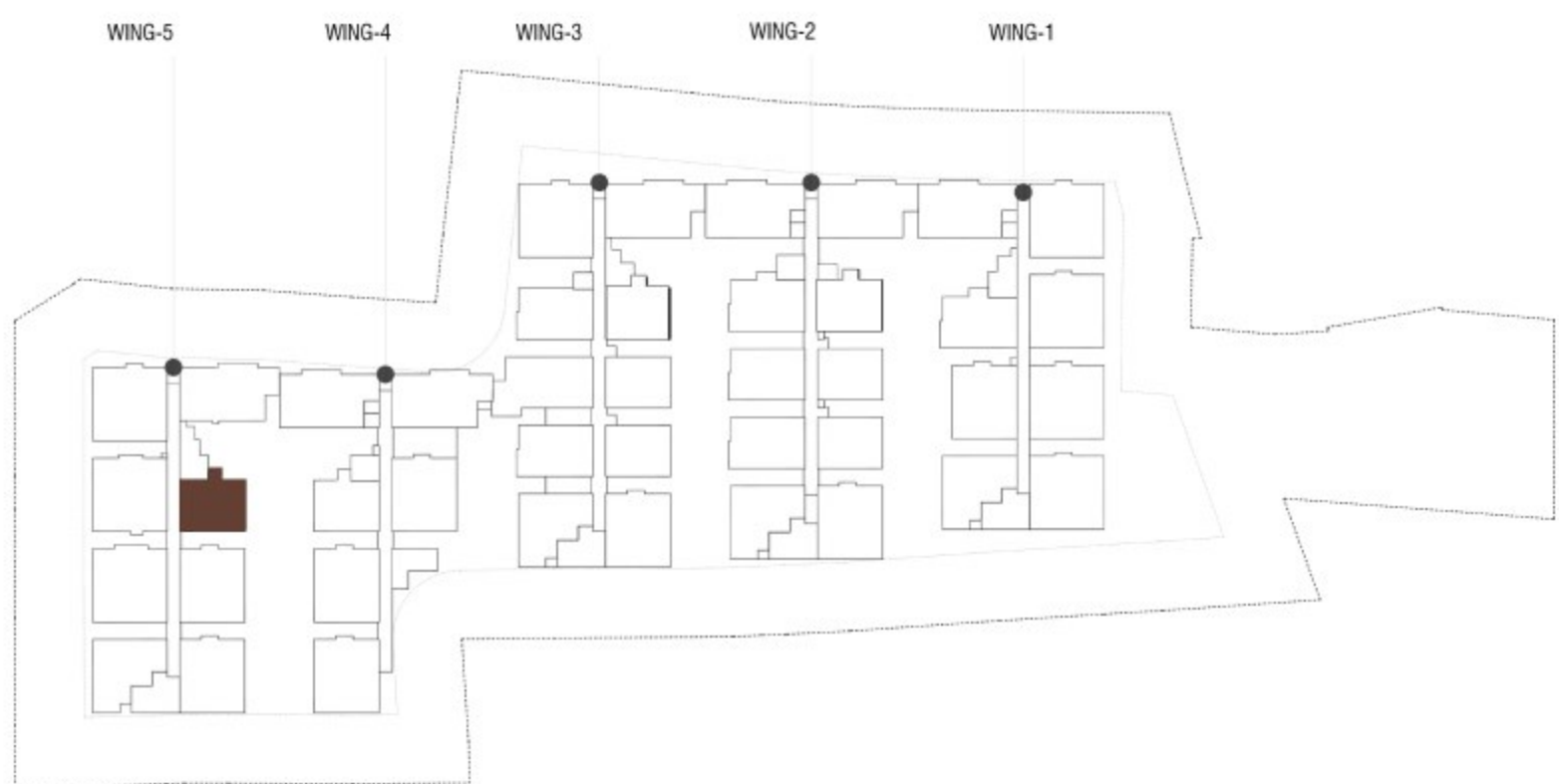
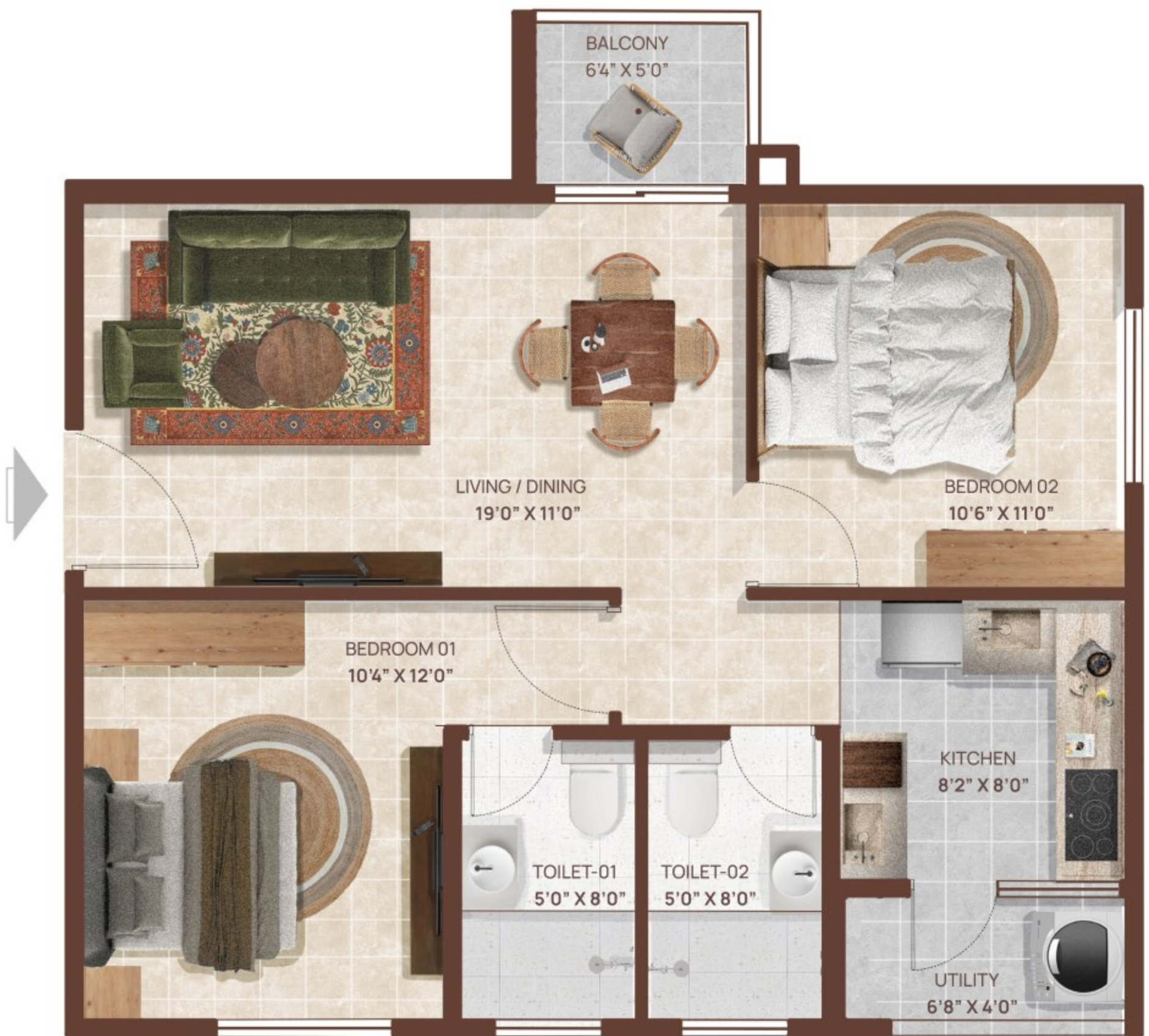
1018 SQ.FT

**CARPET AREA**

783 SQ.FT



**FLOOR PLAN**



**UNIT TYPE**

2BHK

**FACING**

NORTH

24 ●

**BUILT UP AREA**

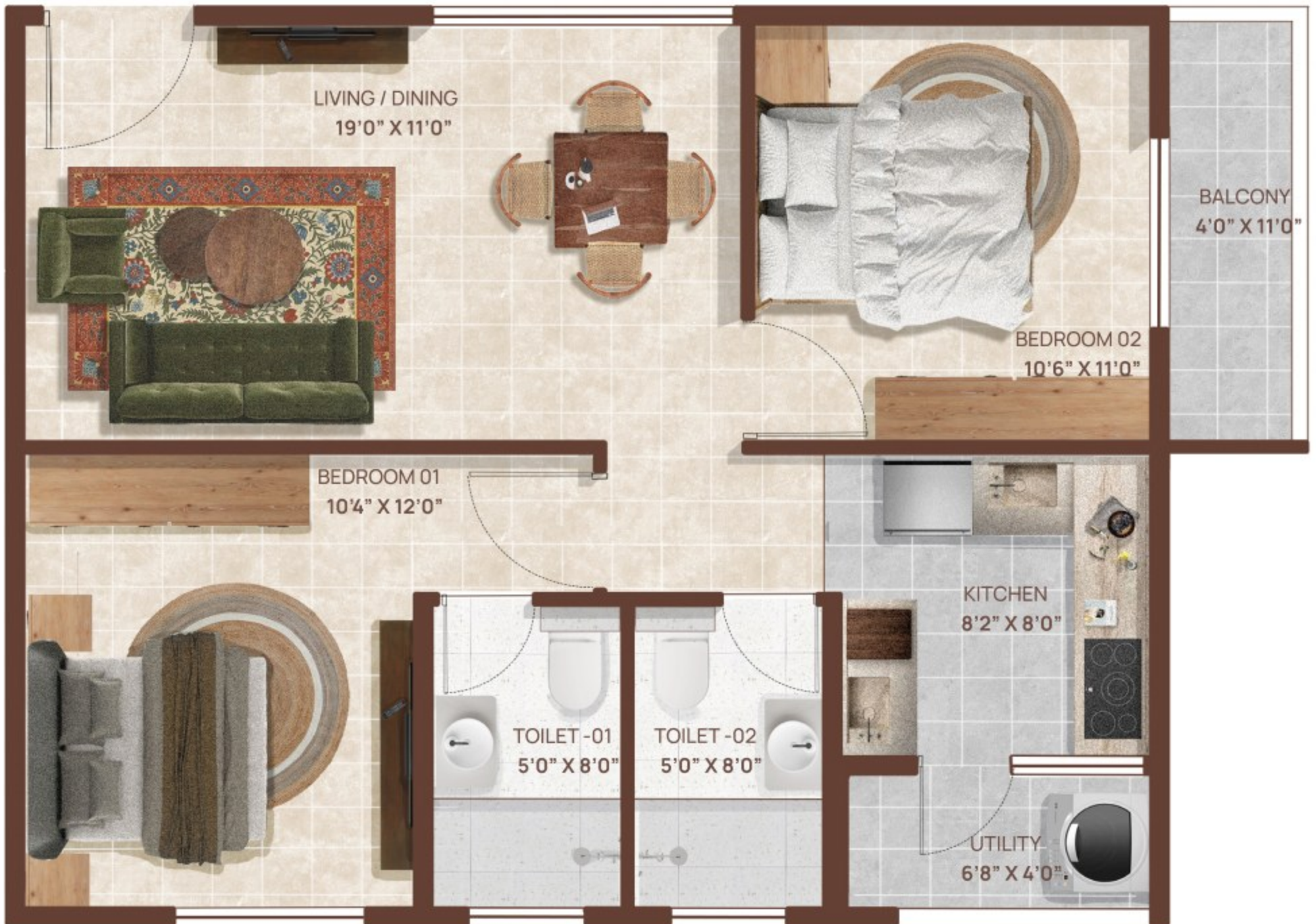
1045 SQ.FT

**CARPET AREA**

804 SQ.FT



**FLOOR PLAN**



## UNIT TYPE

2BHK

## FACING

EAST

25 

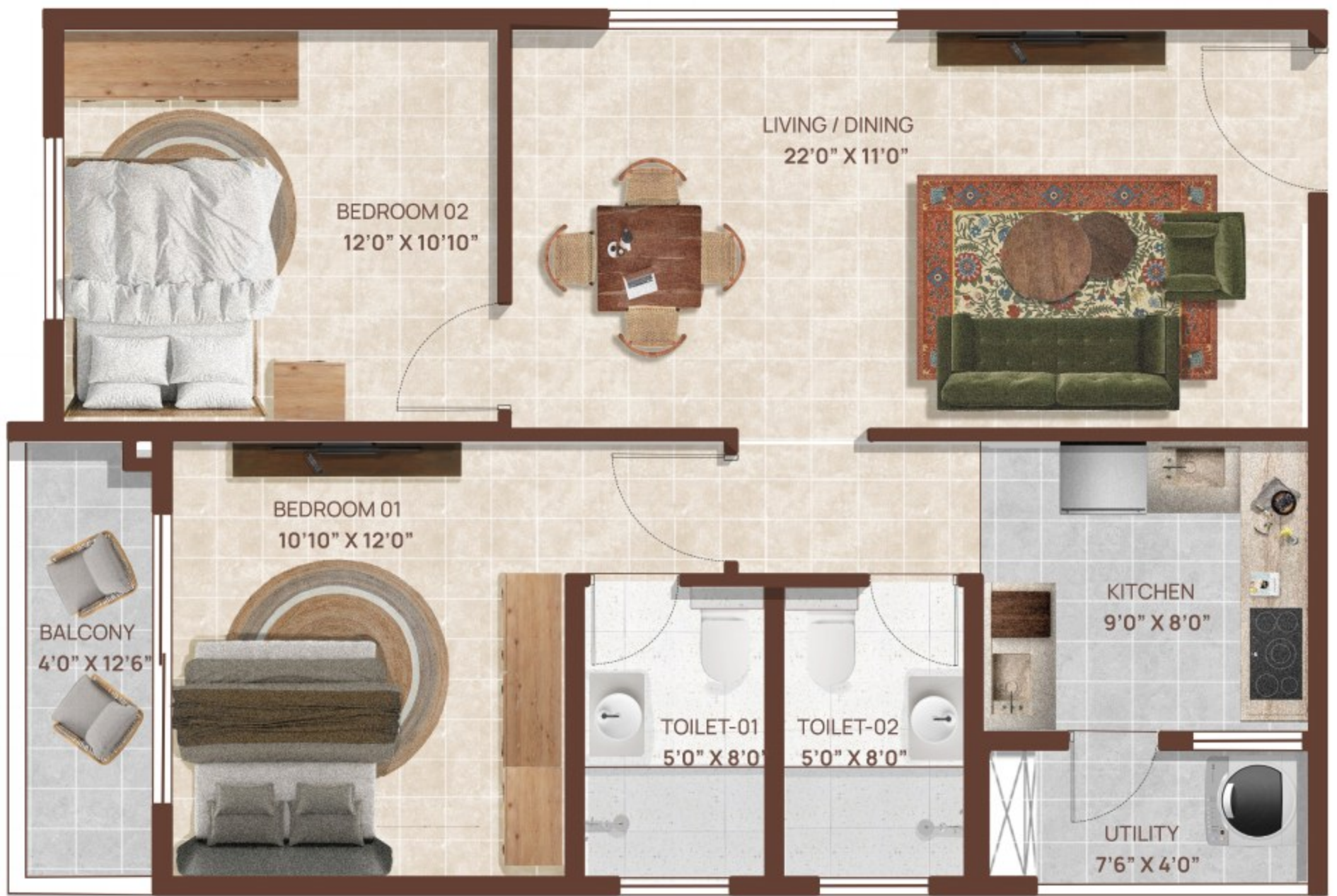
## BUILT UP AREA

1155 SQ.FT

## CARPET AREA



## FLOOR PLAN



**UNIT TYPE**

2BHK

**FACING**

EAST

26 

**BUILT UP AREA**

1180 SQ.FT

**CARPET AREA**

908 SQ.FT



**FLOOR PLAN**



UNIT TYPE

2BHK

FACING

EAST

27

BUILT UP AREA

1231 SQ.FT

CARPET AREA

947 SQ.FT



## FLOOR PLAN



UNIT TYPE

3BHK

BUILT UP AREA

FACING

WEST

CARPET AREA

1092 SQ.FT

28



## FLOOR PLAN



UNIT TYPE

3BHK

FACING

EAST

29

BUILT UP AREA

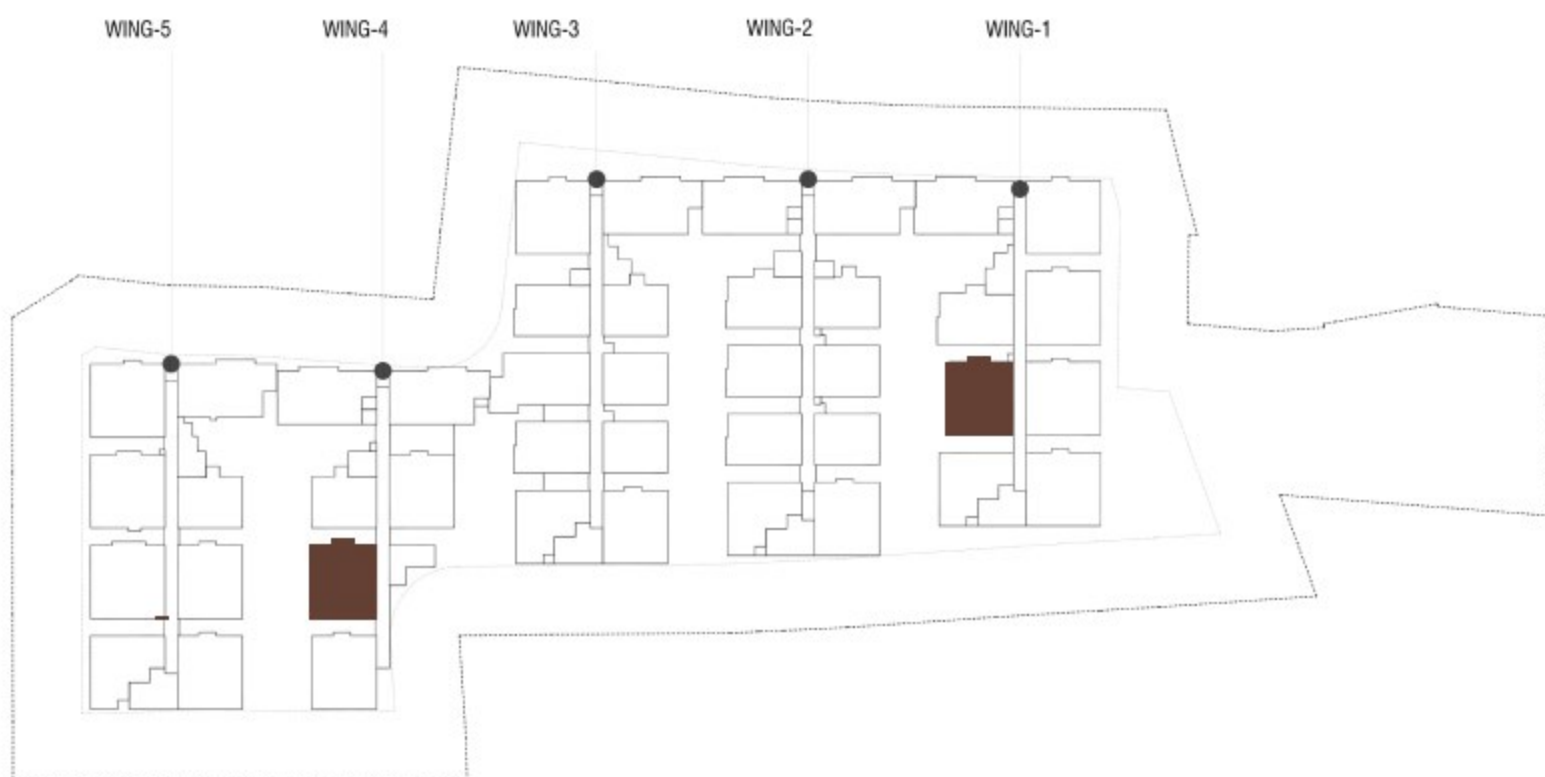
1419 SQ.FT

CARPET AREA

1092 SQ.FT



## FLOOR PLAN



UNIT TYPE

3BHK

FACING

EAST

30 

BUILT UP AREA

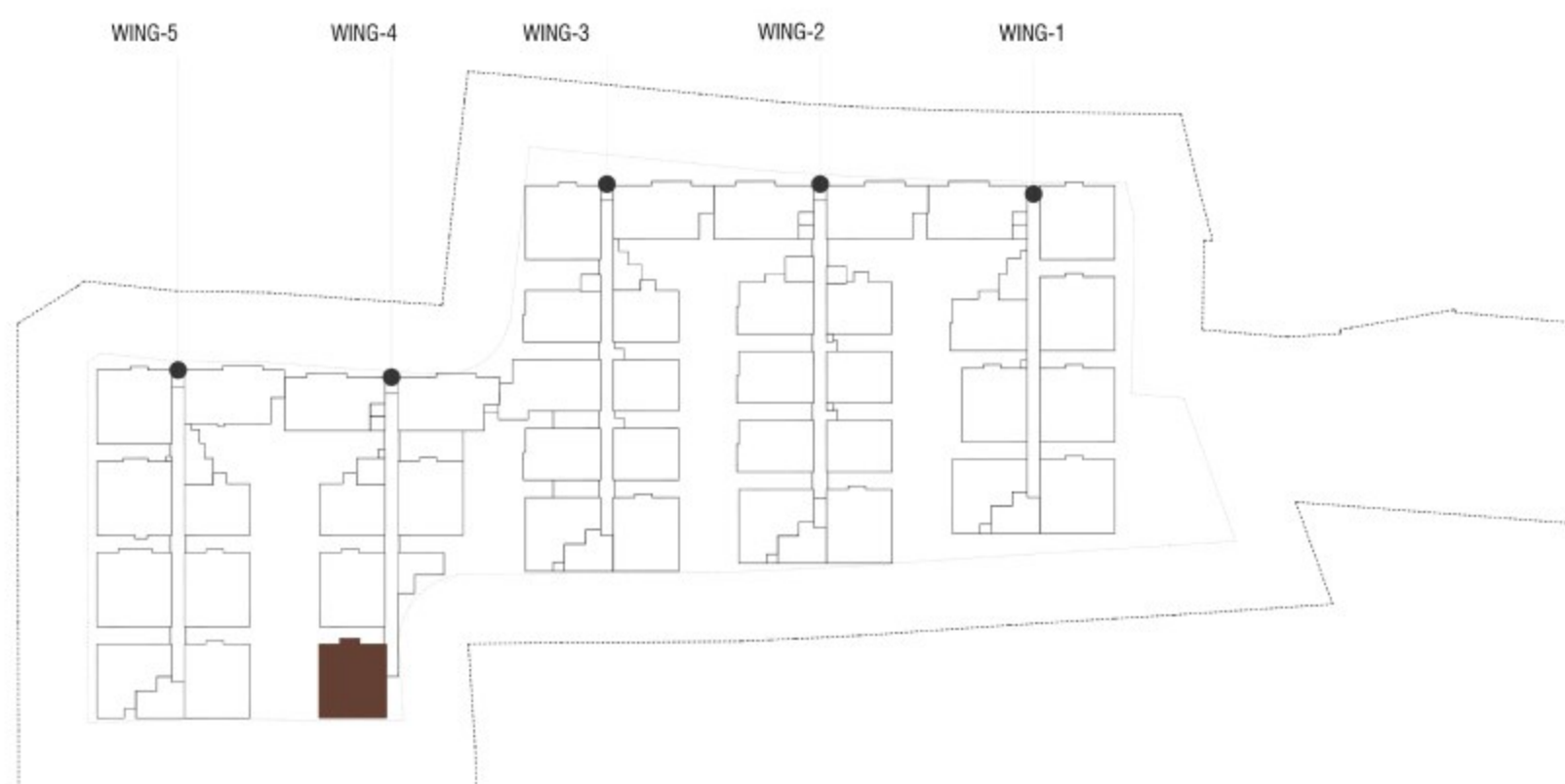
1419 SQ.FT

CARPET AREA

1092 SQ.FT



## FLOOR PLAN



**UNIT TYPE**

3BHK

**FACING**

WEST

31



**BUILT UP AREA**

1531 SQ.FT

**CARPET AREA**

1179 SQ.FT



**FLOOR PLAN**



UNIT TYPE

3BHK

FACING

EAST

32



BUILT UP AREA

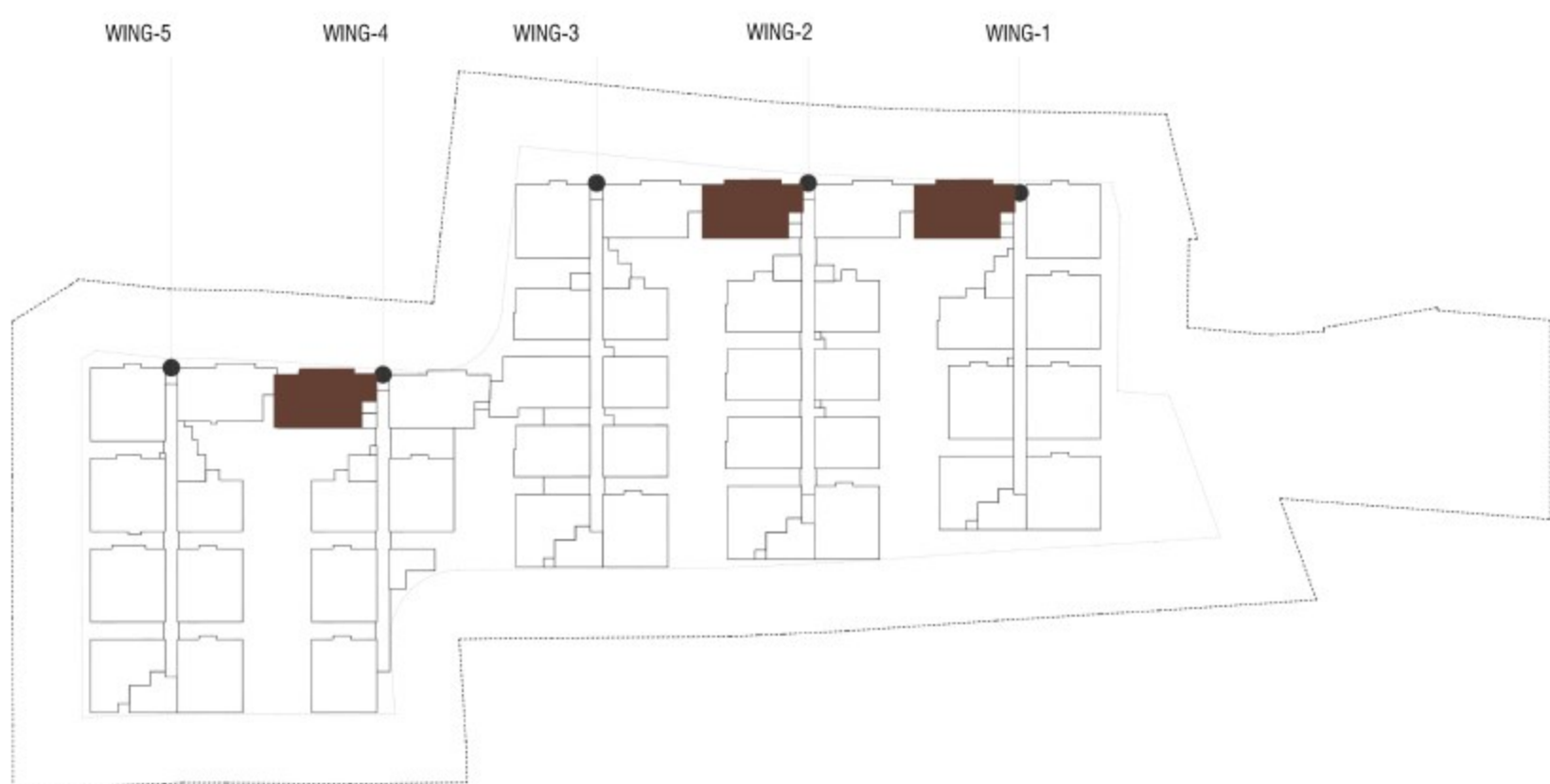
1531 SQ.FT

CARPET AREA

1179 SQ.FT



## FLOOR PLAN



**UNIT TYPE**

3BHK

**FACING**

WEST

33 ●

**BUILT UP AREA**

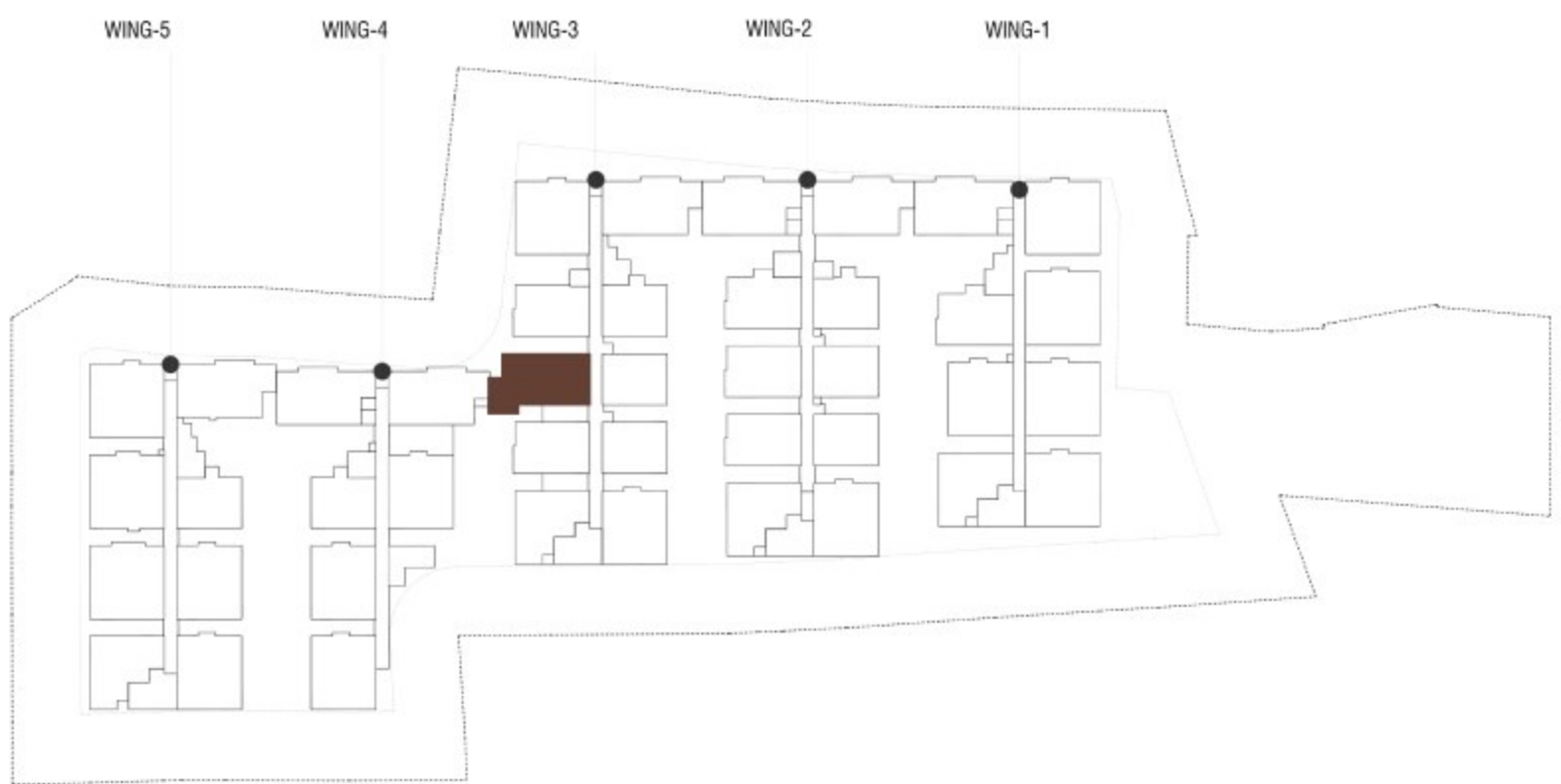
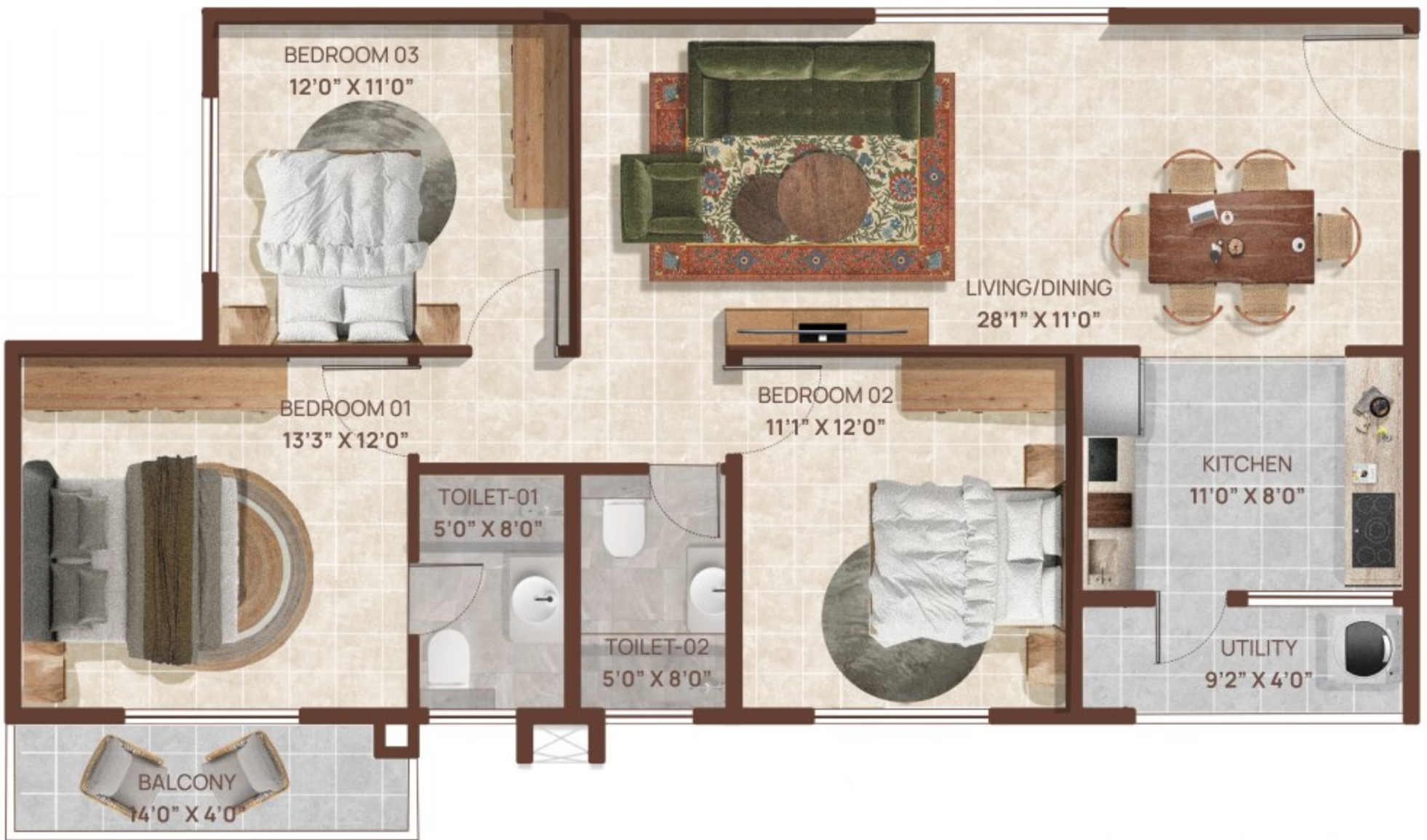
1531 SQ.FT

**CARPET AREA**

1179 SQ.FT



**FLOOR PLAN**



UNIT TYPE

3BHK

FACING

EAST

34

BUILT UP AREA

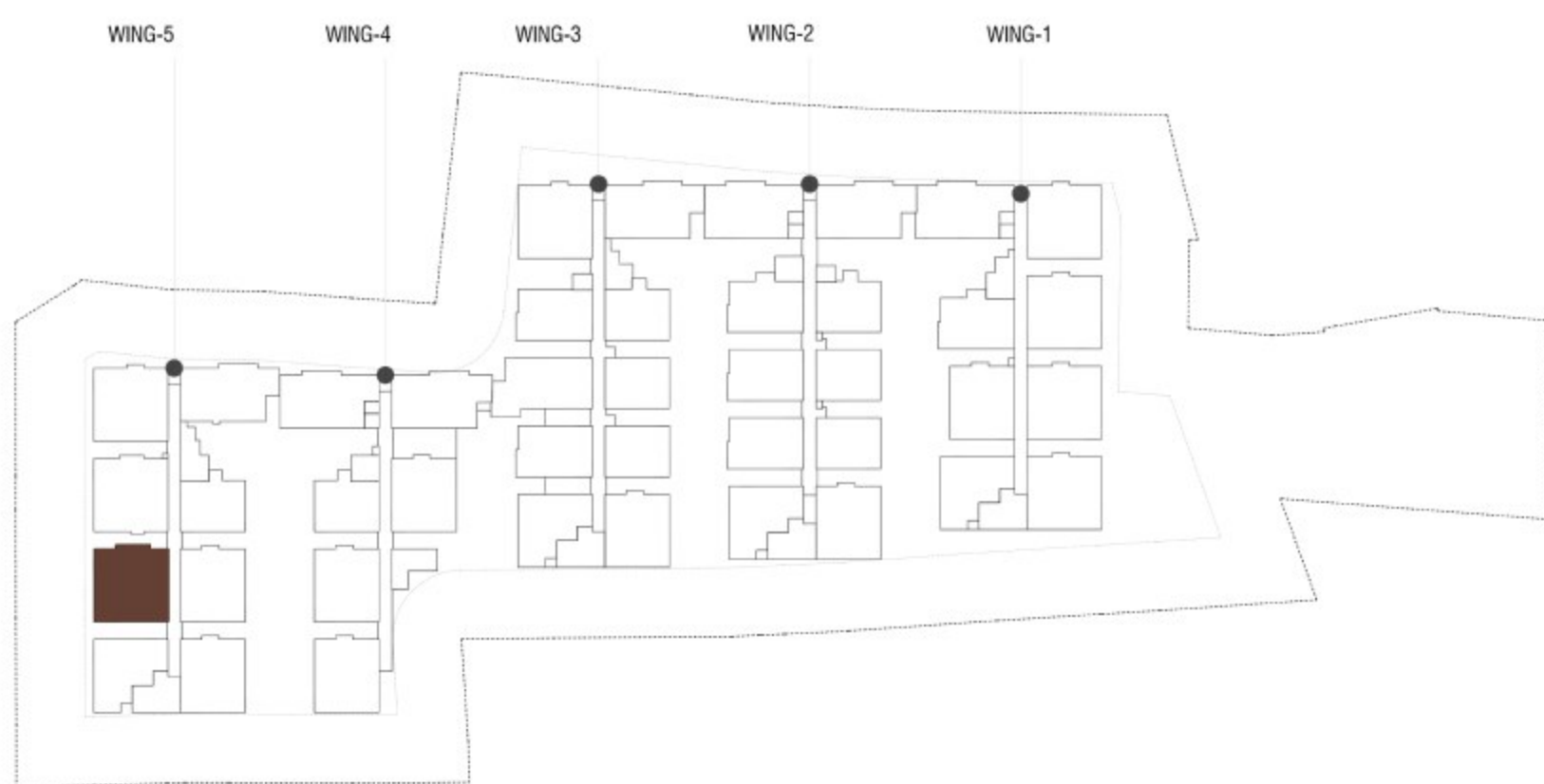
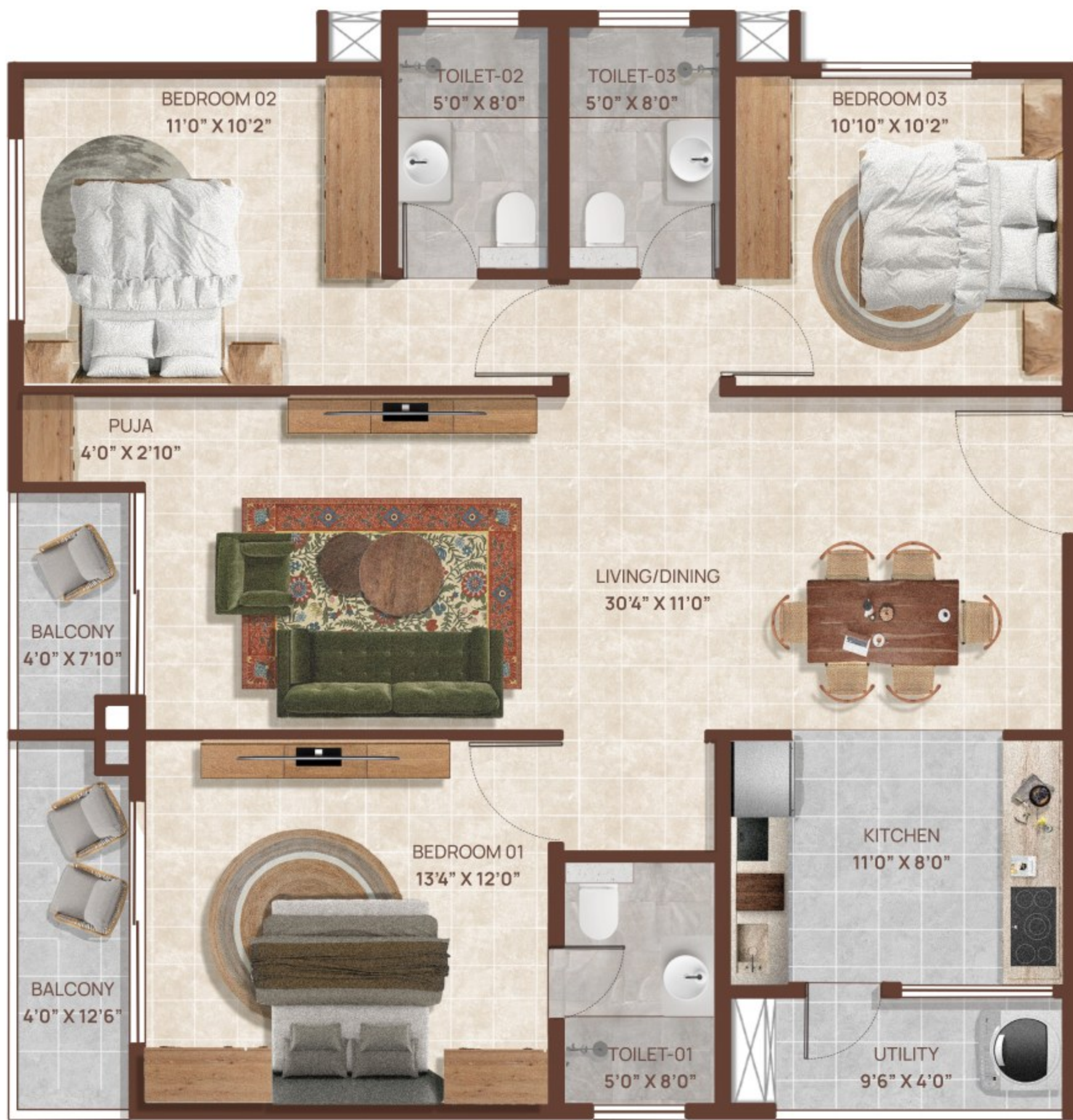
1618 SQ.FT

CARPET AREA

1246 SQ.FT



### FLOOR PLAN



UNIT TYPE

3BHK

FACING

EAST

35

BUILT UP AREA

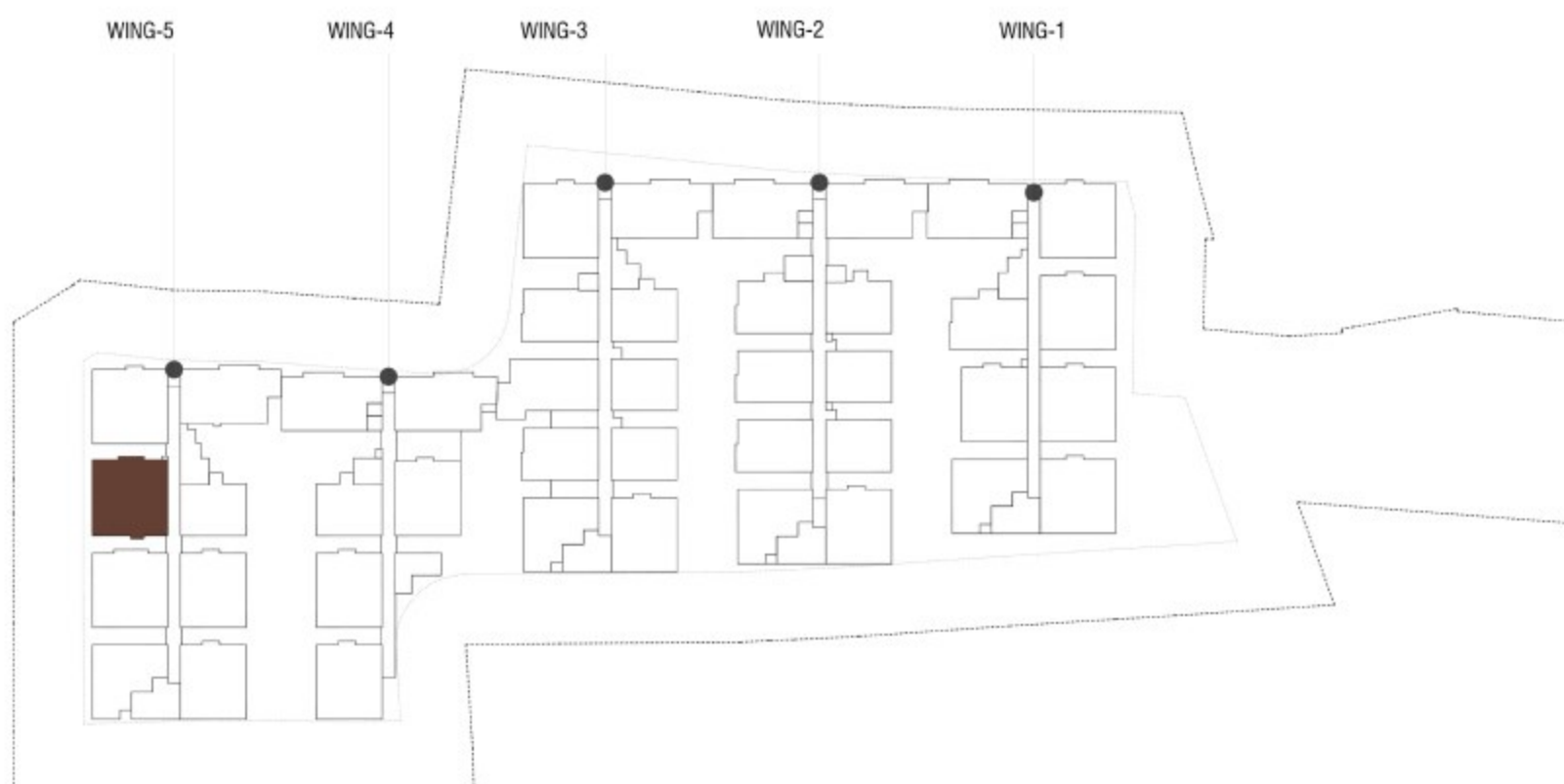
1618 SQ.FT

CARPET AREA

1246 SQ.FT



## FLOOR PLAN



UNIT TYPE

3BHK

FACING

EAST

36

BUILT UP AREA

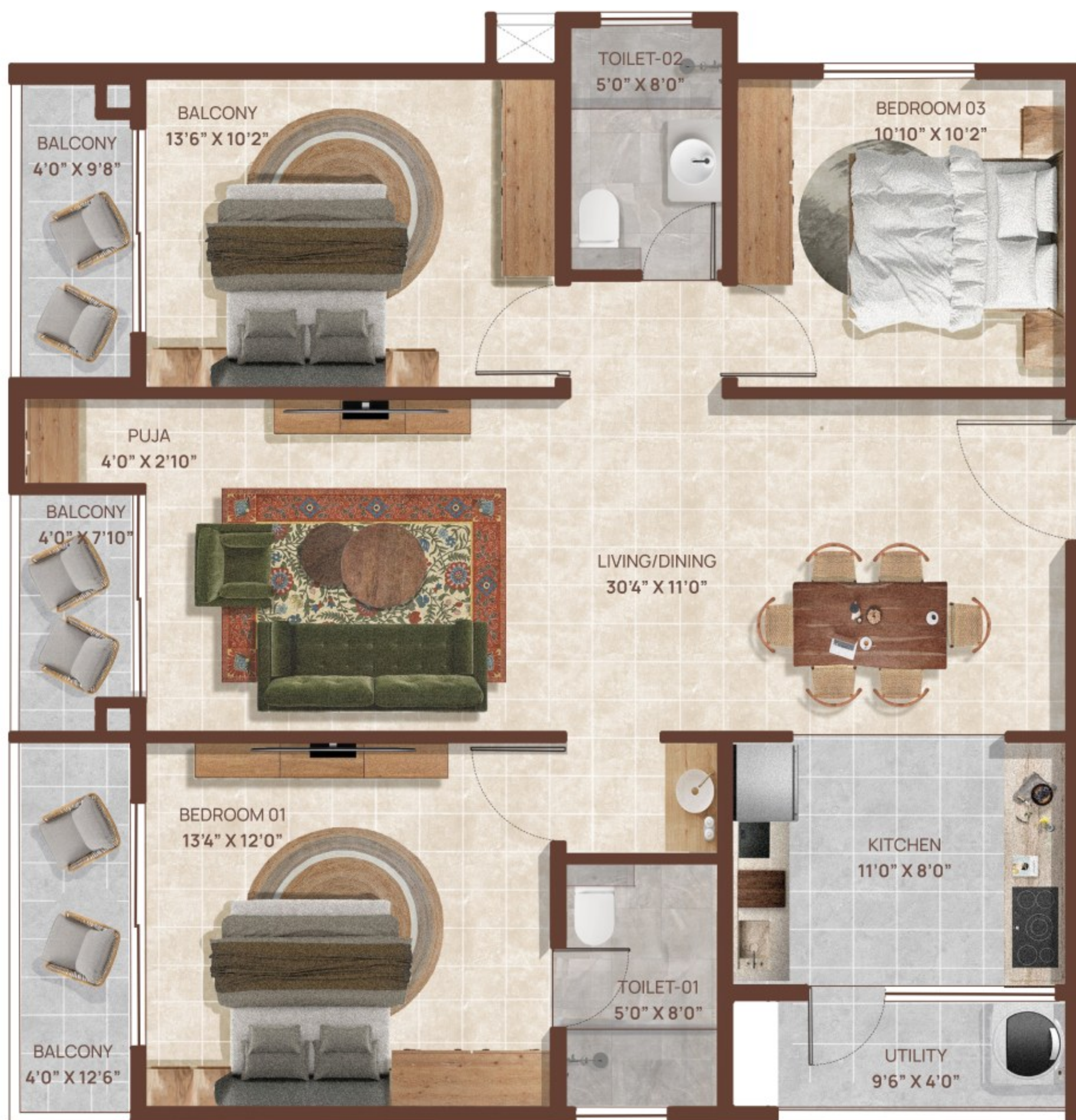
1618 SQ.FT

CARPET AREA

1246 SQ.FT



### FLOOR PLAN



UNIT TYPE

3BHK

FACING

NORTH

37



BUILT UP AREA

1618 SQ.FT

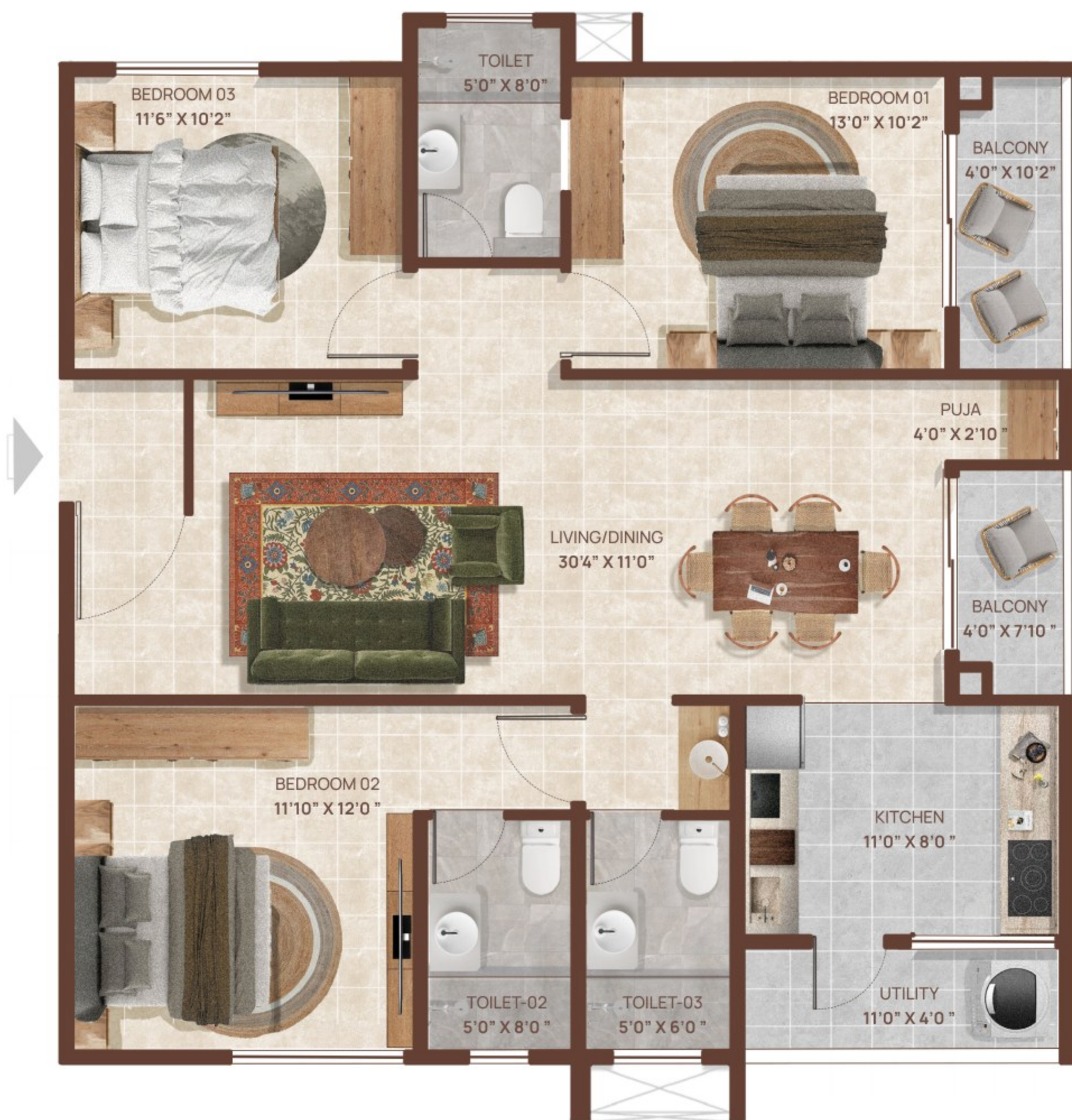
CARPET AREA

1246 SQ.FT

N



## FLOOR PLAN



UNIT TYPE

3BHK

FACING

NORTH

38

BUILT UP AREA

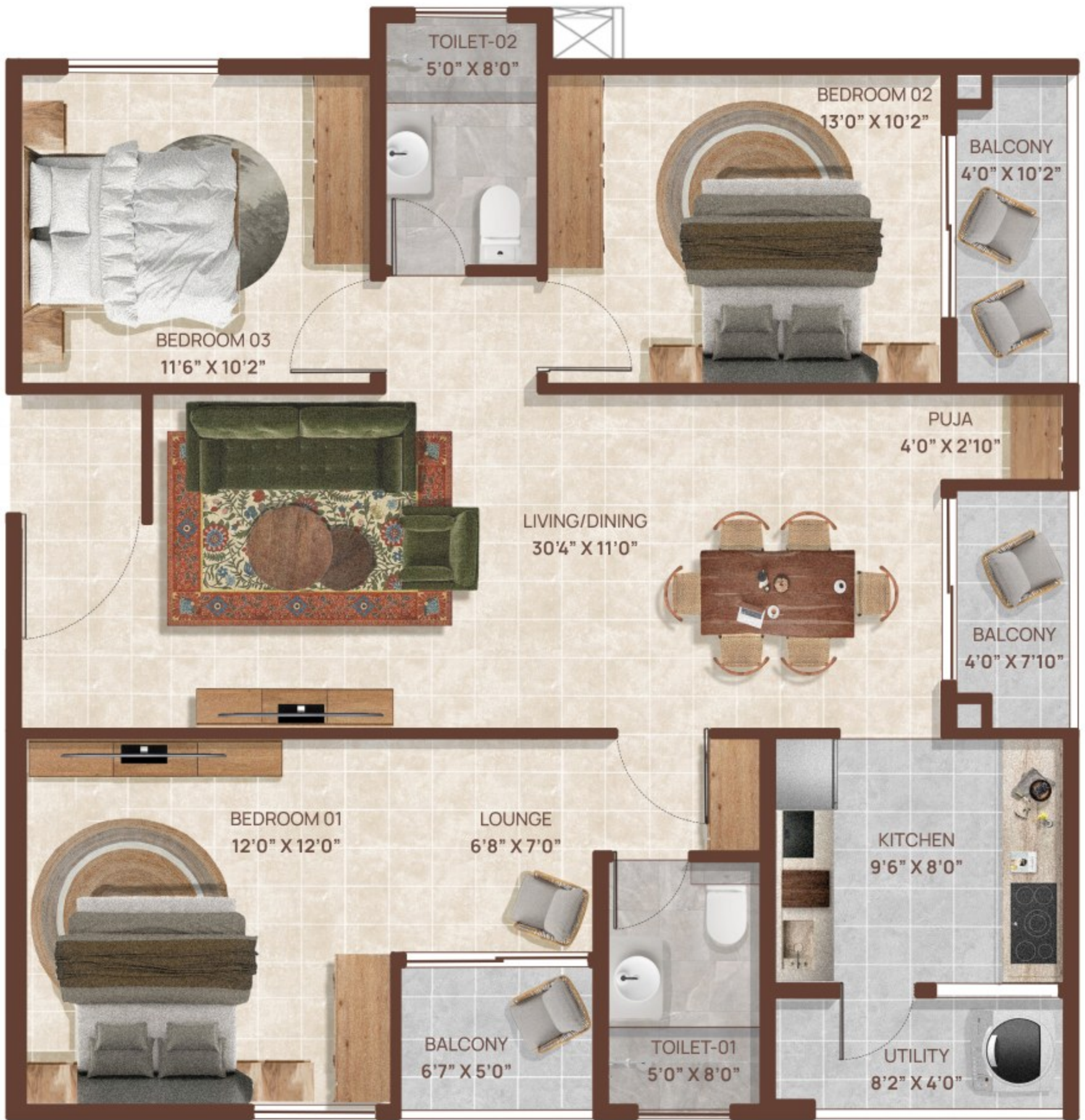
1618 SQ.FT

CARPET AREA

1246 SQ.FT



### FLOOR PLAN



UNIT TYPE

4BHK  
(Duplex )

FACING

WEST

39

BUILT UP AREA

2036 SQ.FT

CARPET AREA

1567 SQ.FT



## FLOOR PLAN



## LEVEL 01



**UNIT TYPE**

4BHK  
(Duplex )

**FACING**

WEST

40 ●

**BUILT UP AREA**

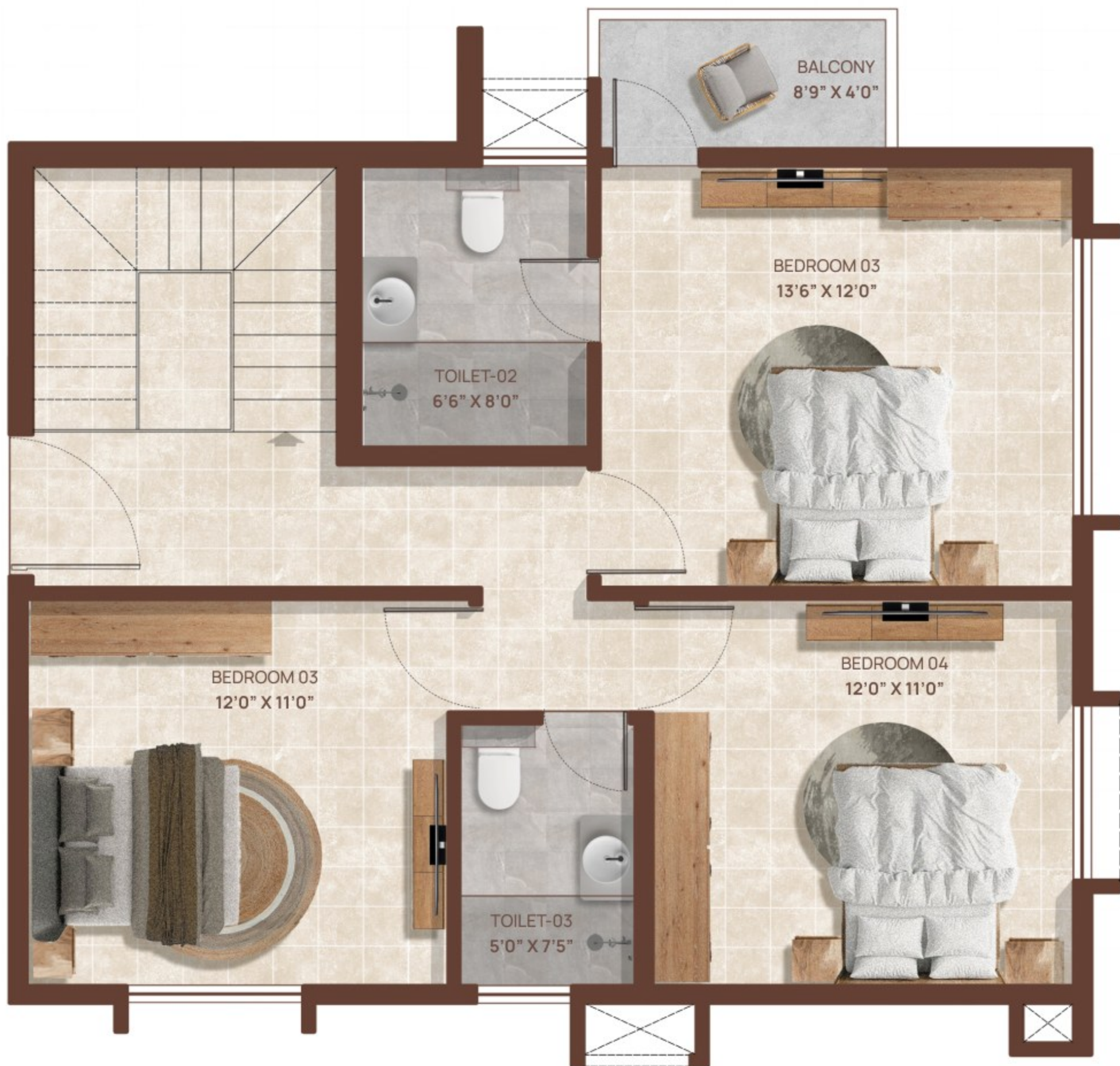
2036 SQ.FT

**CARPET AREA**

1567 SQ.FT



**FLOOR PLAN**



**LEVEL 02**



**UNIT TYPE**

4BHK  
(Duplex )

**FACING**

NORTH

41 ●

**BUILT UP AREA**

2090 SQ.FT

**CARPET AREA**

1609 SQ.FT



**FLOOR PLAN**



**LEVEL 01**



**UNIT TYPE**

4BHK  
(Duplex )

**FACING**

NORTH

42 ●

**BUILT UP AREA**

2090 SQ.FT

**CARPET AREA**

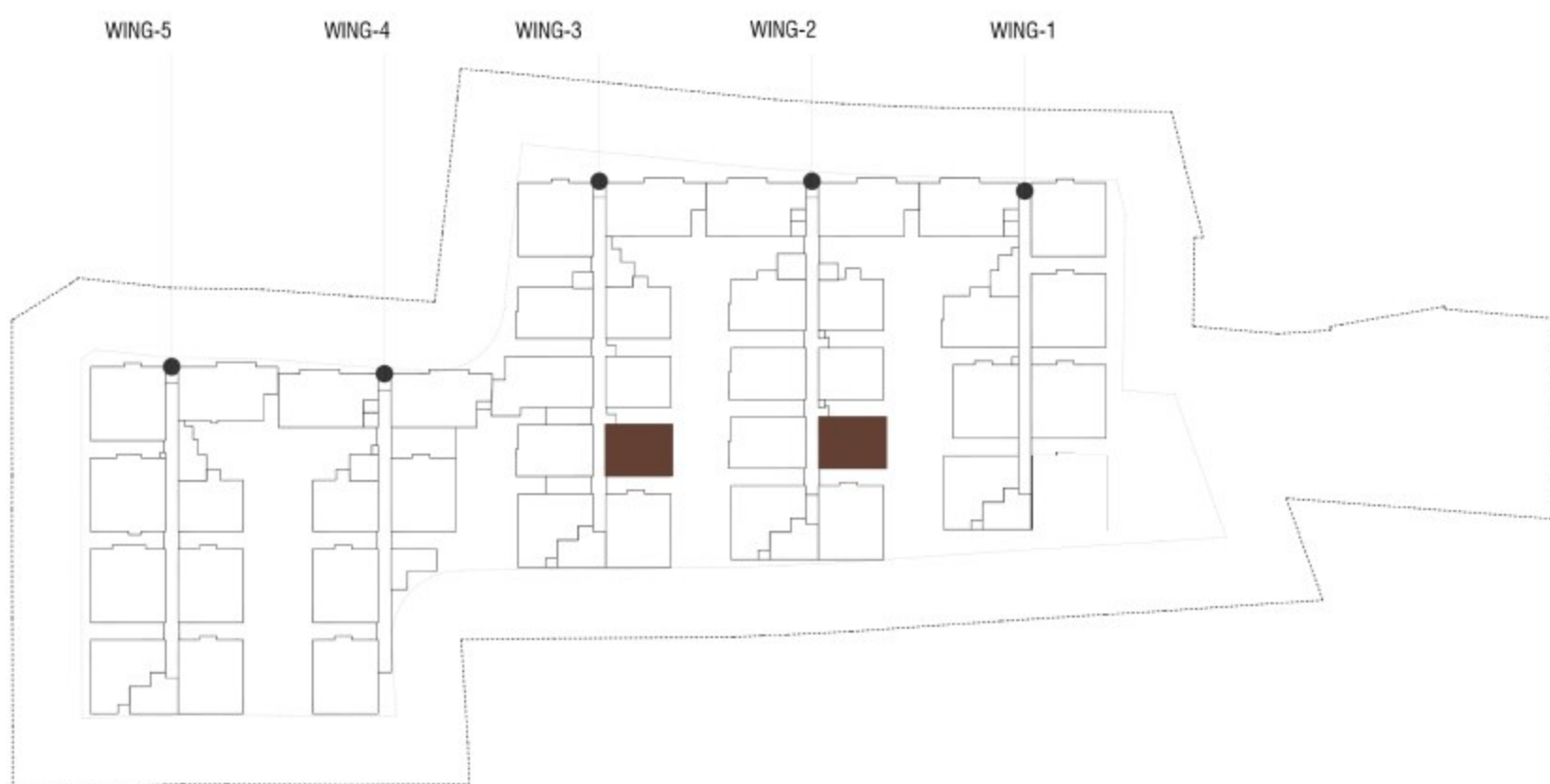
1609 SQ.FT



**FLOOR PLAN**



**LEVEL 02**



**UNIT TYPE**

4BHK  
(Duplex )

**FACING**

EAST

43 ●

**BUILT UP AREA**

2310 SQ.FT

**CARPET AREA**

1778 SQ.FT



**FLOOR PLAN**



**LEVEL 01**



**UNIT TYPE**

4BHK  
(Duplex )

**FACING**

EAST

44 ●

**BUILT UP AREA**

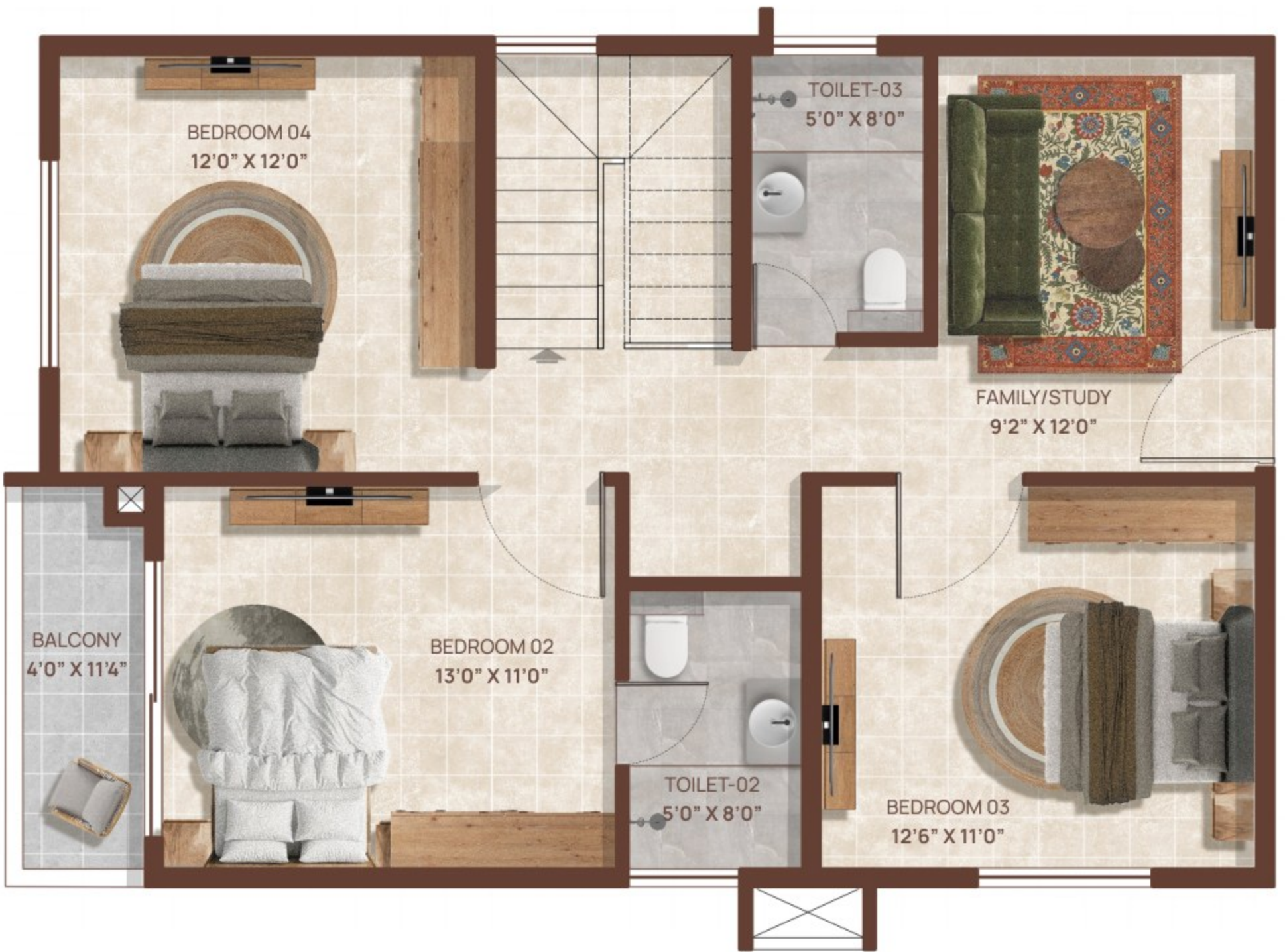
2310 SQ.FT

**CARPET AREA**

1778 SQ.FT



**FLOOR PLAN**



**LEVEL 02**



# ELEGANT TRANQUILITY

Where the city grows older, without  
growing louder.

**ELEGANT TRANQUILITY**  
Rajarajeshwari Nagar, Bengaluru.  
Phn.no - 888 424 7489

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